



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

July 3, 2018

AHMANN LLC  
4408 Beechwood Road  
University Park, Maryland 20782  
Attn: Thomas Ahmann, AIA

**Re: 1840 15th Street, NW (18-Z-PDRM-00025)  
Lot 0052 in Square 0191 - Zoning Confirmation**

Dear Mr. Ahmann:

This is to confirm the substance of the discussion with my staff on 01 June 2018, concerning the proposed two story accessory structure to be located at the rear of the property identified as 1840 15th Street, NW. Currently a small shed and parking pad occupies this portion of the lot. The discussion had specific reference to Lot 52 on Square 0191, hereinafter referred to as the "Project". The subject property is located within the RF-2 Zoning District.

You propose to construct a two-story accessory structure, to house a residential garage on the first floor and a second primary dwelling unit on the second floor, at the rear of the lot. The existing shed and parking pad will be demolished (see attached schematic design drawings, dated 31 May 2018 with an initial zoning summary and site plan, as well as conceptual plans, elevations and sections). The following is a list of clarifications provided for the various aspects of the Project:

1. Based upon the represented drawings, the proposed accessory structure is a new structure, and not an addition to the existing accessory structure (shed). It is assumed based upon the representation that the existing shed will be demolished.
2. Special exception relief from the Board of Zoning Adjustment (BZA) is required pursuant to Section U-301.1(e) to permit the construction of an accessory building that will be used as dwelling unit prior to the approval of the building permit.
3. **Use as related to Alley Width.** An Area Variance is required from section U-301(c)(4)(c) as the second principal dwelling would be accessed from an alley less than fifteen (15) feet in width.
4. **Lot Occupancy.** A special exception is required to obtain relief from section E-404.1 to permit lot occupancy that exceeds 60% and up to, but not exceeding, 70%.

A stair and landing leading to the entry of a primary dwelling on a level over a garage shall be counted in the lot occupancy calculation, as the Office of the Zoning Administrator (OZA) considers the door to the garage on the ground level as the primary entrance to the structure.

5. **Accessory Building Rear Yard.** A special exception is required from section E-5004.1, as the accessory building will be set back only 5 feet from the alley centerline, instead of the 12 feet required.

No portion of the accessory building occupies the required 20-foot rear yard, and therefore is **not** subject to section E-5004.2.

6. **Accessory Building Side Setback.** There is no side yard required for an accessory building.

7. **Accessory Building Height.** The proposed height is 19'6" and therefore conforms to the 20 feet and 2 stories limits in conformance with section E-5002.
8. **Accessory Building Rear Yard.** The proposed accessory building occupancy of the rear yard is less than 450 square feet and so is in conformance with section E-5003.1.
9. **Pervious Service.** Increasing the lot occupancy by more than 10% triggers the requirement for a pervious surface requirement of 10% of the lot area (182.4 square feet).
10. **Green Area Ratio.** The subject development is exempt from Green Area Ratio standards, as it is located within an RF-Zoning District (section C-601.2).
11. **Structures Occupying Yard.** The rear deck off the primary structure does not count as lot coverage once its roof is removed, as it is less than four feet above grade. It does, however count towards structures occupying the rear yard.

The rear yard applicable to the 50% limitation of structures occupying the rear yard is only applicable to the area bounded by the property width and a depth of 20 feet from the rear wall of the primary structure. While not currently proposed, exceeding 50% of structures occupying the rear yard would require an Area Variance from 11 B-100 (Definitions).

As noted above, this project will require BZA relief. Please let me know if you have any further questions.

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Sincerely,



Matthew Le Grant  
Zoning Administrator

Attachments: Plan Set, dated May 31, 2018

*Zoning Technician: Shawn Gibbs*

File: Det Let re 1840 15<sup>th</sup> Street, NW to Ahmann on 7-3-2018